

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning and Economic Development Department, Planning Division

**AGENDA DATE:** Introduction: March 29, 2011  
Public Hearing: April 19, 2011

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An ordinance changing the zoning of a portion of Lot 4, Block C, Collingsworth Subdivision Supplemental Map, City of El Paso, El Paso County, Texas from A-2 (Apartment) to C-3 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6111 Alameda Avenue. Applicant: Maria L. Munoz. ZON10-00115 (District 3)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Reviewed  
City Plan Commission (CPC) – Approval Recommendation (5-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Deputy Director, Planning and Economic Development Department

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**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 4, BLOCK C, COLLINGSWORTH SUBDIVISION SUPPLEMENTAL MAP, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO C-3 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Lot 4, Block C, Collingsworth Subdivision Supplemental Map, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **A-2 (Apartment)** to **C-3 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

THE CITY OF EL PASO


ATTEST:

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

\_\_\_\_\_  
Mathew S. McElroy, Deputy Director  
Planning and Economic Development  
Department

ORDINANCE NO. \_\_\_\_\_

ZONING CASE NO: ZON10-00115

Being a Portion of Lot 4, Block <sup>C</sup>~~3~~,  
Collingsworth Subdivision Supplemental Map,  
City of El Paso, El Paso County, Texas  
October 05, 2010

~~12/15/10~~

### METES AND BOUNDS DESCRIPTION

6111 Alameda Avenue  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of a Portion of Lot 4, Block <sup>C</sup>~~3~~, Collingsworth Subdivision Supplemental Map, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found iron rod located at the southwest boundary corner of Lot 4, same being the intersection of the northerly right-of-way line of Alameda Avenue (100' R.O.W.) with the easterly right-of-way line of Clark Street (40' R.O.W.); **THENCE**, leaving said right-of-way intersection and southwest boundary corner and along the easterly right-of-way line of Clark Street, North 00°42'00" West, a distance of 190.86 feet to a set iron rod for corner at the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, continuing along said easterly right-of-way line of Clark Street, North 00°42'00" West, a distance of 18.13 feet to a set iron rod for corner;

**THENCE**, leaving said easterly right-of-way line of Clark Street, North 89°18'00" East, a distance of 194.79 feet to a set iron rod for corner;

**THENCE**, South 00°36'00" West, a distance of 69.74 feet to a set iron rod for corner;

**THENCE**, North 75°45'00" West, a distance of 199.98 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 8,542.42 square feet or 0.1961 acres of land more or less.

Carlos M. Jiménez  
Registered Professional Land Surveyor  
Texas No. 3950

CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 503  
El Paso, Texas 79936  
(915) 633-6422



## MEMORANDUM

**DATE:** March 14, 2011

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON10-00115

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The City Plan Commission (CPC), on February 24, 2011, voted 5-0 to recommend **APPROVAL** of rezoning the subject property from A-2 (Apartment) to C-3 (Commercial).

The CPC found that the rezoning is in conformance with the Plan for El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no **OPPOSITION** to this request.

**Attachment:** Staff Report



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** ZON10-00115  
**Application Type:** Rezoning  
**CPC Hearing Date:** February 24, 2011  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 6111 Alameda Avenue  
**Legal Description:** A portion of Lot 4, Block C, Collingsworth Subdivision Supplemental Map, City of El Paso, El Paso County, Texas  
**Acreage:** 0.1961 acres  
**Rep District:** 3  
**Zoning:** A-2 (Apartment)  
**Existing Use:** Automobile Part Sales  
**Request:** From A-2 (Apartment) to C-3 (Commercial)  
**Proposed Use:** Automobile Part Sales

**Property Owner:** Maria L. Munoz  
**Applicant:** Maria L. Munoz  
**Representative:** CAD Consulting Company

### **SURROUNDING ZONING AND LAND USE**

**North:** A-2 (Apartment) / Multi-family dwellings  
**South:** C-4 (Commercial) / Automobile Parts  
**East:** A-2 (Apartment) / Mobile Home Park  
**West:** C-4 (Commercial) / Automobile Sales

**THE PLAN FOR EL PASO DESIGNATION:** Commercial (Central Planning Area)

**Nearest Park:** Ascarate Park (3,333 feet)

**Nearest School:** Cooley Elementary (1,252 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 8, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone property from A-2 (Apartment) to C-3 (Commercial) to allow for automotive part sales. The property is currently used as automobile part sales however the north portion of the lot (0.1961 acres) is zoned A-2 (Apartment) district and the remainder of the lot is zoned C-4 (Commercial) district. The proposed access is from Alameda Avenue and Clark Avenue.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of rezoning the subject property from A-2 (Apartment) to C-3 (Commercial) to clean up a pre-existing condition.

### **The Plan for El Paso-City-Wide Land Use Goals**

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

### **Development Coordinating Committee Review**

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **APPROVAL**.

### **Engineering & Construction Management Services Department – Plan Review**

Plan Review has no objections to the rezoning.

### **Engineering & Construction Management Service Department - Land Development**

General Comments:

1. Provide 6' Rockwall from high side abutting zone A-2 (20.16.020).
2. Provide 5' sidewalk and driveway (25'min.-35'max.)  
(on-site-ponding) along Clark Street.
3. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
4. Coordination with TXDOT (For drainage & driveway).
5. No water runoff allowed outside the proposed development boundaries, (On-site ponding required).
6. The Subdivision is within Flood Zone AH, "Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined"- Panel # 480214 0040B, date October 15, 1982.

\* This requirement will be applied at the time of development.

### **Department of Transportation**

The Department of Transportation does not object to the proposed rezoning. The following comments shall be addressed at the time of permitting:

- Driveways used to access property appear to be too wide and not in compliance.
- Label parking stall and aisle dimensions on site plan.
- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

### **El Paso Water Utilities**

We have reviewed the zoning change request described above and provide the following comments:

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

Water

Along Alameda Avenue fronting the subject Property there is an existing twelve (12) inch diameter



water main. This main is located approximately along the center line of Alameda Avenue.

Along Clark Drive fronting the subject Property there is an existing eight (8) inch diameter water main. This main is located along the easternmost portion of Clark Drive.

As per EPWU-PSB records 6111 Alameda Avenue has a single three-quarter (3/4) inch diameter water service located along Clark Drive.

Previous water pressure readings conducted on fire hydrant number 44 located at the corner of Clark Drive and Alameda Avenue have yielded a static pressure of 94 pounds per square inch (psi), residual pressure of 86 psi, discharge of 750 gallons per minute (gpm). Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

#### **Sanitary Sewer**

Along Alameda Avenue fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main is located approximately along the northernmost portion of Alameda Avenue.

Along Clark Drive fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main is located along the westernmost portion of Clark Drive.

#### **General**

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

If the City of El Paso Fire Department requires additional fire hydrants on public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

#### **Fire Department**

El Paso Fire Department has no objections to the rezoning request.

#### **Sun Metro**

Sun Metro does not oppose this request. Routes 103 and 61 are the closest routes along Alameda.

### **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

### **Attachments:**

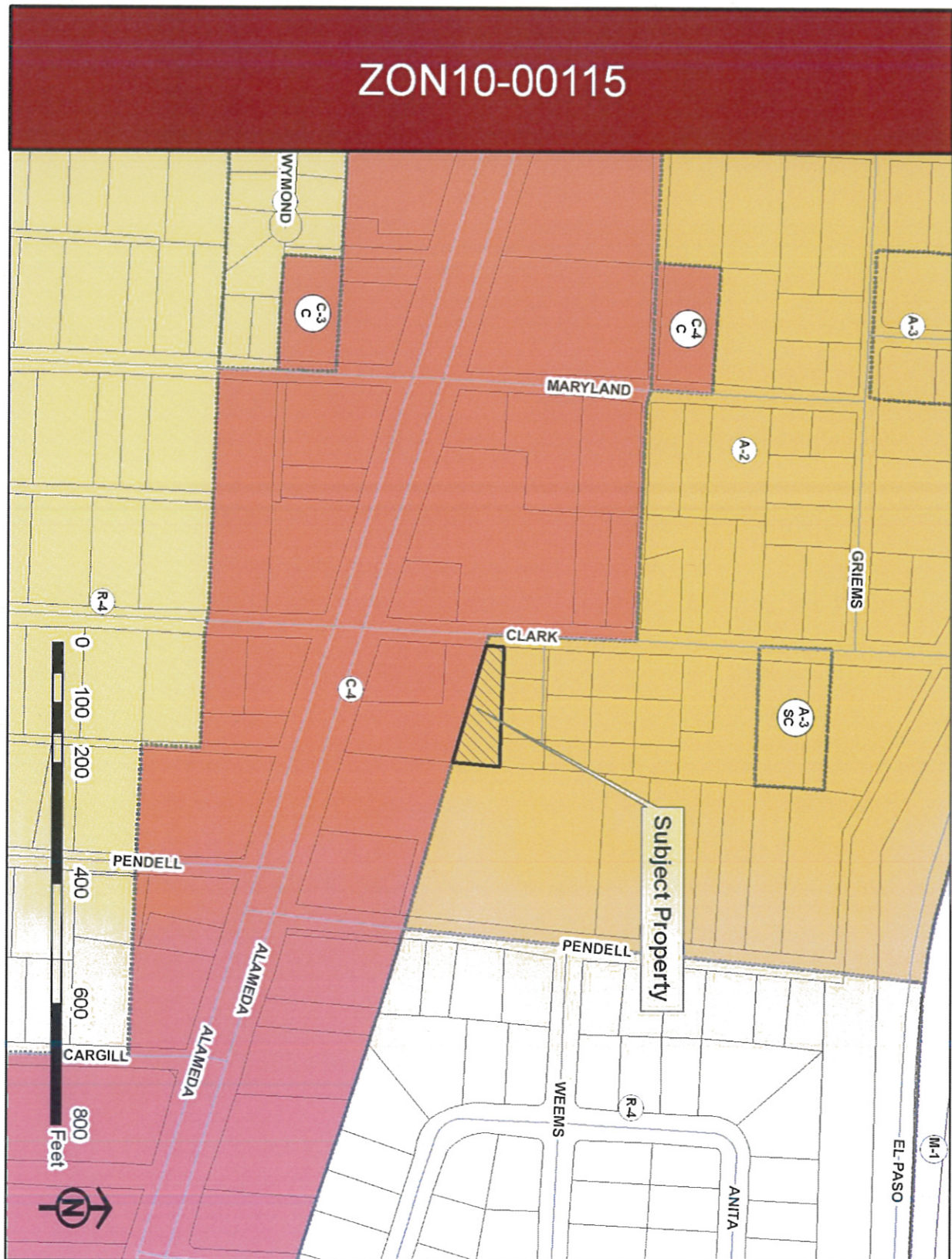
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan



ATTACHMENT 1: ZONING MAP





ATTACHMENT 2: AERIAL MAP





# ATTACHMENT 3: CONCEPTUAL SITE PLAN

